



City Planning and Development Department

Date: December 9, 2015
To: Board of Zoning Adjustment and City Council Members
From: Joseph Rexwinkle, AICP, Acting Assistant Secretary
Subject: BZA Results – December 8, 2015

Members Present: Theresa Otto, Mike Keleher, Tom Stiller, Mark Ebbitts, Tony Bonuchi, and Tiffany Hogan

Members Absent: Richard Osborn

Council District

- 2 JP 1. **Case No. 14580-A – 6600 N. Gower** – A property located on the east side of N. Gower between NW 67th St to the north and NW 64th St. to the south, to consider a request for a variance to the maximum square footage and height requirements to allow for a 4,920 s.f. detached accessory structure, plus any other necessary variances) Quorum: Otto, Keleher, Osborn, Stiller, Bonuchi; Also hearing testimony Devine). **DISMISSED**; Motion carried 4-0; Voting Aye: Otto, Keleher, Stiller, Bonuchi; Voting Nay: None; Recused: Ebbitts; Absent: Osborn; present but not voting Hogan.
- 2 JP 2. **Case No. 9916-A-7 – 8618 N. Utica – Rehearing** - A residential lot generally located on the north side of N Utica Avenue with NW 86th Street to the north and NW 85th Terrace to the south, to consider a request for a variance to the minimum required rear yard setback and minimum required side yard setback, to allow an existing pool to remain, plus any other necessary variances. **CONTINUED** to the January 12, 2016 meeting date with one \$130.00 fee (Quorum: Osborn, Stiller, Otto, Lucas, Ebbitts; also hearing testimony Bonuchi); Motion carried 4-0; Voting Aye: Stiller, Otto, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn; present but not voting Hogan.
- 3 JP 3. **Case No. 14572-A – 2913 E 27th St** – A residential property located on the south side of E. 27th St between Benton Blvd to the west and Walrond Avenue to the east, to consider a request for a variance to the minimum separation between two structures on the same lot. (Quorum Keleher, Stiller, Lucas, Ebbitts, Bonuchi); **DISMISSED**; Motion carried 4-0; Voting Aye: Keleher, Stiller, Ebbitts and Bonuchi; Voting Nay: None; Recused: Otto; Absent: Osborn; present but not voting Hogan.

- 6 OA 4. **Case No. 9544-A-4 – 10901 Blue Ridge Blvd** – About 23 acres generally located at the northeast corner of E. 11th Street and Blue Ridge Boulevard, to consider a request for a variance to the maximum allowable area of a monument sign in a residential zoning district, plus any other necessary variances. **DENIED**; 3-2; Voting Aye: Stiller, Ebbitts, Bonuchi; Voting Nay: Otto, Keleher; Absent: Osborn; Present but not voting Hogan.
- 4 JP 5. **Case No. 7563-A-13 – 2250 Holmes** – A commercial property located at the northwest corner of Holmes and E. 23rd Street, to consider a request for a variance to the minimum interior landscaping requirements and a variance to the 10 ft. minimum landscape buffer between the street and parking lot, all to allow for the reconstruction of a surface parking lot, plus any other necessary variances. **APPROVED**; Motion 5-0; Voting Aye: Otto, Keleher, Stiller, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn; Present but not voting: Hogan.
- 1 JP 6. **Case No. 14617-A – 8025 NE 99th Terrace** – An undeveloped residential property generally located on the south side of NE 99th Terrace between N Tullis Drive to the east and N. Smalley Avenue to the west, to consider a request for a variance to the minimum required side yard setback, plus any other necessary variances. **APPROVED**; Motion 5-0; Voting Aye: Otto, Keleher, Stiller, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn; Present but not voting: Hogan.
- 4 JP 7. **Case No. 12939-A-4 – 3409 Wyandotte** – A vacant property located on the east side of Wyandotte Street between W. 34th Street to the north and Armour Blvd to the south, to consider a request for a variance to the minimum required lot width and a variance to the minimum required lot area, all to allow for the construction of a 3 unit townhome project, plus any other necessary variances. **APPROVED**; Motion 5-0; Voting Aye: Otto, Keleher, Stiller, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn; Present but not voting: Hogan.
- 5 JP 8. **Case No. 14454-A-1 – 7405 E. 69th Street** – A property located on the south side of E. 69th Street between Manchester Avenue to the east and I-435 to the west, to consider a request for a variance to front yard setback requirement to allow for the construction of an accessory structure designed to contain animals, plus any other necessary variances. **APPROVED**; Motion 5-0; Voting Aye: Otto, Keleher, Stiller, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn; Present but not voting: Hogan.
- 1 JE 9. **Case No. 10296-SU-6** – About 27 acres located at 14001 Northeast M-210 Highway, on the south side of Northeast M-210 Highway, just west of M-291, to consider the approval of a Special Use Permit in District R-80 (Residential 80) for

a Demolition Debris Landfill plus any necessary variances. **CONTINUED** to the January 12, 2016 meeting date without fee (No Testimony – No Set Quorum); Motion 5-0; Voting Aye: Otto, Keleher, Stiller, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn; Present but not voting: Hogan.

- 6 OA 10. **Case No. 6608-SU-6 – 10612 Blue Ridge Boulevard** - To consider approval of a Special Use Permit in District B3-2 (Community Business dash 2), on about 0.5 acres generally located on the west side of Blue Ridge Boulevard, approximately 200 feet north of E. 107th Street, to allow for vehicle sales and service. **CONTINUED** to the January 26, 2016 meeting date without fee (No Testimony – No Set Quorum); Motion 5-0; Voting Aye: Otto, Keleher, Stiller, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn; Present but not voting: Hogan.

- 1 JE 11. **Case No. 11659-SU-15** – About 6 acres generally located on the east side of North Woodland Avenue, about 1,000 feet north of NE Shoal Creek Parkway, to consider the approval of a Special Use Permit in Districts B3-2 (Community business, dash 2) and R-2.5 (Residential 2.5) prior Districts PD/C2 (Planned District/Local Retail Business) and R2b (Two-family dwellings) and the approval of a development plan for an assisted living facility (nursing home), plus any necessary variances. **APPROVED**; Motion 5-0; Voting Aye: Otto, Keleher, Stiller, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn; Present but not voting: Hogan.

OTHER MATTERS

Approval of the minutes of November 10, 2015. **APPROVED**; Motion 5-0; Voting Aye: Otto, Keleher, Stiller, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn; Present but not voting: Hogan.